



**MEMORANDUM
PUBLIC WORKS
ADMINISTRATION**
County of Placer

TO: Honorable Board of Supervisors **DATE:** October 11, 2022
FROM: Ken Grehm, Director of Public Works
BY: Will Garner, Deputy Director
SUBJECT: Public Hearing / Establish Zone of Benefit No. 235 in County Service Area 28
(Sabre City Park Estates) and set a Fee for Services

ACTION REQUESTED

1. Conduct a public hearing to consider all protests, if any, to the creation of County Service Area No. 28, Zone of Benefit 235 – Sabre City Park Estates - for road maintenance and storm drain maintenance, and determine whether written protests to the creation have been received from a majority of property owners who own more than 50 percent of the assessed value of all taxable property in the proposed zone.
2. Adopt a Resolution creating County Service Area 28, Zone of Benefit 235 – Sabre City Estates and establishing an assessment, plus an annual cost of living modification for road maintenance and storm drain maintenance for all parcels that are or will be a part of Sabre City Park Estates (APN 023-301-006).

BACKGROUND

The Sabre City Park Estates subdivision is located within the existing Sabre City neighborhood, south of the intersection of Vandenberg Circle and Billy Mitchell Drive and north of Colin Kelly Drive and will include a total of 24 lots consisting of single-family manufactured or mobile homes. On September 22, 2020, the Placer County Board of Supervisors adopted a Mitigated Negative Declaration and conditionally approved the tentative subdivision map (PLN19-00392). Condition of approval 35 requires that a County Service Area (CSA) Zone of Benefit be created and established concurrently with, or prior to, the recordation of the final map to establish a new Zone of Benefit to provide funding for road maintenance and storm drain maintenance. A vicinity map is included as Exhibit 1 to the Resolution.

Pursuant to Proposition 218, the property owner of record of Sabre City Park Estates signed a ballot approving annual charges of \$111.28 per parcel, based on the proposed development of the project. The full assessment report is contained in the Engineer's Report on file with the Clerk of the Board. In lieu of receipt of a mailed notice of this hearing, the owner of the existing parcel has executed a Waiver of Notice.

On September 13, 2022, in accordance with Section 25217 of the California Government Code, your Board adopted Resolution of Intention 2022-187 establishing the time and date for this public hearing. The public hearing notice for the proposed annexation into the Zone of Benefit, with the calculated assessment, was published in a newspaper of general circulation, notices were mailed at least 20 days before the hearing as required, and notices were posted in three public places within the territory of the proposed zone in conformance with the requirements of Government Code Section 25217(d).

Honorable Board of Supervisors

October 11, 2022

Public Hearing / Establish Zone of Benefit No. 235 in County Service Area 28 (Sabre City Park Estates) and set a Fee for Services

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Your Board is being asked to conduct a Public Hearing to tabulate ballots and hear and consider protests, if any, to be presented by the Clerk of the Board. If the assessment for ZOB 235 is approved by the eligible property owner, your Board may adopt a Resolution to approve the services and impose the parcel unit charges. Infinity Homes, Inc. a California Corporation is the sole eligible property owner.

ENVIRONMENTAL IMPACT

This is an administrative action required pursuant to the conditions of approval for this subdivision. As such, it is not a separate project under the California Environmental Quality Act pursuant to CEQA Guidelines Section 15378 (b)(2) and is not subject to further environmental review.

FISCAL IMPACT

The annual charges will commence in FY 2023-24 at \$111.28 for each parcel for a total of \$2,670.72. Commencing in FY 2024-25 the assessment shall be subject to modification each year in an amount not to exceed the change in the State of California, Department of Industrial Relations, San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for All Urban Consumers, not to exceed 5 percent in any one year. These charges are supported by a detailed Engineer's Report prepared for this Zone of Benefit by a registered professional engineer. There is no impact to the General Fund.

ATTACHMENTS

Attachment A - Resolution

On file with the Clerk of the Board: Engineer's Report

ATTACHMENT 1

Before the Board of Supervisors
County of Placer, State of California

In the matter of:

A resolution establishing Zone of Benefit Number 235 within County Service Area 28 and establishing an assessment on parcels within said Zone (Sabre City Park Estates – APN 023-301-006) to provide funding for road maintenance and storm drain maintenance.

Resolution No.: _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held on October 11, 2022, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, Infinity Homes, Inc., a California Corporation, is the owner of Assessor Parcel Number 023-301-006, located in West Placer County; and

WHEREAS, On September 22, 2020, the Placer County Board of Supervisors adopted the Mitigated Negative Declaration and conditionally approved the tentative subdivision map (PLN19-00392) in the Environmental Report for the Sabre City Park Estates subdivision located within the existing Sabre City neighborhood, south of the intersection of Vandenberg Circle and Billy Mitchell Drive and north of Colin Kelly Drive. Condition of Approval 35 requires that a Zone of Benefit be established for road maintenance and storm drain maintenance; and

WHEREAS, the owner of record of said subdivision, Infinity Homes, Inc., a California Corporation, desires the creation of Zone of Benefit 235 said subdivision to satisfy the conditions to obtain final map approval; and

WHEREAS, the owner of record of Assessor Parcel Number 023-301-006, of said subdivision has consented to the imposition of fees for said subdivision to satisfy the conditions to obtain a final map for the project, and

WHEREAS, the owner of record of the property has affirmed by ballot establishment and assessment of charges on parcels within this subdivision, and

WHEREAS, the Board finds that said ballot constitutes unanimous approval of the charge by the property owner within said Zone of Benefit after proper notice has been given of the right to protest.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors, of the County of Placer, State of California, that the Board does hereby create Zone of Benefit 235 as described in Exhibit "2" (Sabre City Park Estates) to create a boundary to be coterminous with the boundaries of Sabre City Park Estates Subdivision as specifically depicted in Exhibit "3" attached hereto and incorporated herein, which zone shall provide services within said subdivision; and

The Board does hereby establish with the consent of the property owner and in conformance with Section 4 of the Article XIIID of the California Constitution and pursuant to Government Code Section 25210 et seq., a charge against Assessor's Parcel Numbers 023-301-006, and against each parcel which may be created by any final map of the Sabre City Park Estates Subdivision, in the maximum annual amount of \$111.28 per parcel, as detailed in the Engineer's Report prepared in support of Zone of Benefit 235. Said charges shall commence with the FY 2023-24 tax year; and

The charge established hereunder shall be subject to modification each year in an amount not to exceed the change in the State of California, Department of Industrial Relations, San Francisco/Oakland/San Jose Metropolitan Area Consumer Price Index for All Urban Consumers, commencing with the FY 2024-25 tax year, not to exceed 5 percent in any one year.

BE IT FURTHER RESOLVED that this Resolution shall take full force and effect immediately.

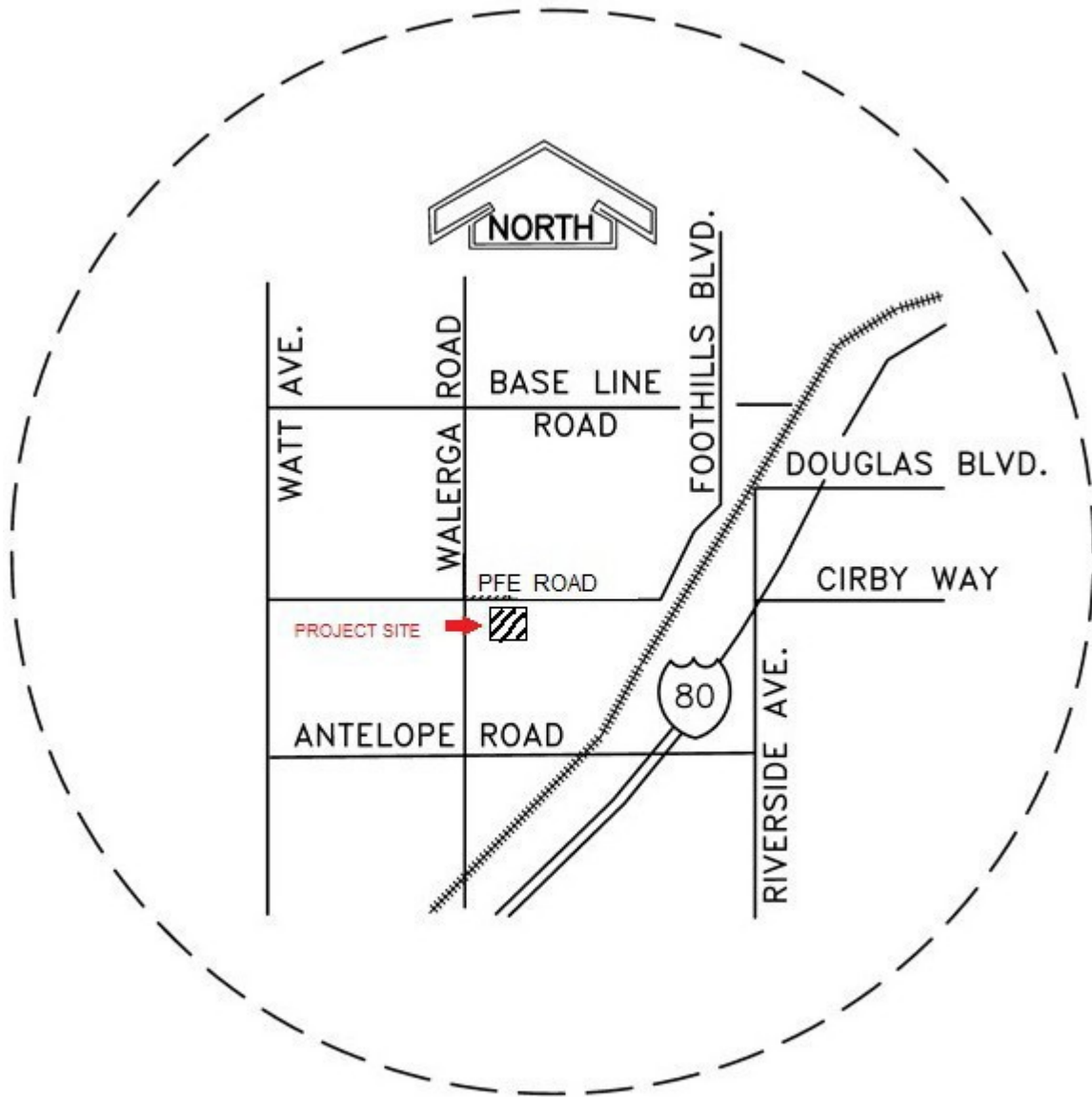
Exhibit 1: Sabre City Park Estates, County Service Area 28, Zone of Benefit 235 Vicinity Map

Exhibit 2: Sabre City Park Estates, County Service Area 28, Zone of Benefit 235 Legal Description

Exhibit 3: Sabre City Park Estates, County Service Area 28, Zone of Benefit 235 Map Depiction

EXHIBIT 1

**INFINITY HOMES, INC.,
SABRE CITY PARK ESTATES
VICINITY MAP
APN 023-301-006-000**



N.T.S.

EXHIBIT 2
LEGAL DESCRIPTION
FORMATION OF CSA 28 ZONE OF BENEFIT 235
INFINITY HOMES, INC.
APN 023-301-006-000

That portion of the tract of land conveyed by Grant Deed recorded in [Volume 1228 at Page 680](#), Official Records of Placer County, hereinafter referred to as the Lands of Placer County, situate in Section 18, Township 10 North, Range 6 East M.D.B.&M, County of Placer, State of California, being more particularly described as follows:

Beginning at the Northwest corner of said lands of Placer County, thence along the Northerly boundary line of said Lands of Placer County the following three (3) courses and distance:

- 1) North 71° 43' 55" East for a distance of 28.63 feet to the beginning of a tangent curve to the right, concave Southerly,
 - 2) along said curve through a central angle of 15° 05' 28", having a radius of 720.00 feet, an arc length of 189.64 feet, and a chord bearing North 79° 16' 39" East for a distance of 189.09 feet to the beginning of a compound curve to the right, concave Southerly, and
 - 3) Along said compound curve through a central angle of 19° 15' 46", having a radius of 75.00 feet, an arc length of 25.21 feet and a chord bearing South 83° 32' 44" East for a distance of 25.10 feet;
- thence leaving said Northerly boundary line the following four (4) courses and distances:

- 1) South 00° 51' 43" West for a distance of 146.35 feet to the beginning of a tangent curve to the left, concave Easterly,
 - 2) along said curve through a central angle of 30° 39' 15", having a radius of 20.00 feet, an arc length of 10.70 feet, and a chord bearing South 14° 27' 55" East for a distance of 10.57 feet to the beginning of a compound curve to the left, concave Northerly,
 - 3) along said compound curve through a central angle of 134° 14' 13", having a radius of 152.00 feet, an arc length of 356.12 feet, and a chord bearing North 83° 05' 21" East for a distance of 280.08 feet, and
 - 4) North 15° 58' 58" East for a distance of 93.48 feet to a point on said Northerly boundary;
- thence along the respective Northerly, Easterly, Southerly and Westerly boundary of said lands of Placer County the following five (5) courses and distances:

- 1) Along a non-tangent curve to the right, concave Southwesterly, through a central angle of 57° 47' 12", having a radius of 260.00 feet, an arc length of 262.22 feet, and a chord bearing South 29° 48' 45" East for a distance of 251.25 feet;
 - 2) South 00° 55' 09" East for a distance of 113.38 feet to the beginning of a tangent curve to the right, concave Northwesterly;
 - 3) Along said curve through a central angle of 95° 20' 50", having a radius of 20.00 feet, an arc length of 33.28 feet, and a chord bearing South 46° 45' 16" West for a distance of 29.57 feet,
 - 4) North 85° 34' 19" West for a distance of 644.53 feet,
 - 5) North 00° 55' 29" West for a distance of 293.57 feet to the Point of Beginning
- Containing 3.78 acres more or less.

Said property is described in Grant Deed to Infinity Homes, Inc., a California Corporation, recorded December 31, 2019, Series No. 2019-0106980, Official Records, as depicted in Exhibit 3.

Dated: _____ By: _____

William E. Mitchell
LS 3475

EXHIBIT 3
ASSESSMENT DIAGRAM FORMATION OF CSA 28 ZOB 235
SABRE CITY PARK ESTATES
A PORTION OF
SECTION 18, TOWNSHIP 10 NORTH, RANGE 6 EAST M.D.B.&M
PLACER COUNTY, CALIFORNIA
APRIL 20, 2020



ZOB #235 BOUNDARY INDICATED WITH DARKENED LINE ON PERIMETERS OF THE LOTS, BEGINNING AT NW PROPERTY LINE OF LOT #1 AND ENDING AT SW PROPERTY LINE OF LOT #24 AND THEN CONTINUING NORTH UP TO THE NW PROPERTY LINE OF LOT #1
 N.T.S.

LAND DEVELOPMENT SERVICES, INC.
 William E Mitchell PLS 3475, PE 23429
 4240 Rocklin Road STE. # 9,
 Rocklin CA 95677

